

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE:

Andrew D. Ryan dba Rocketfizz dba AAE  
Worldwide, LLC  
Quinn Nicole Ryan  
Debtors

Quicken Loans Inc.  
Movant  
vs.

Andrew D. Ryan dba Rocketfizz dba AAE  
Worldwide, LLC  
Quinn Nicole Ryan  
Respondents

Natalie Lutz Cardiello, Trustee  
Additional Respondent

Bankruptcy No. 18-24582-JAD

Chapter 7

Doc. No. 43


Related to Doc. Nos. 38, 41

**ORDER OF COURT**

AND NOW, this 19th day of August, 2019, Debtors having filed no objection to the Motion for Relief from the Automatic Stay, and the Chapter 7 Trustee and counsel for the Movant having consented hereto, it is hereby ORDERED that the Motion for Relief from Stay filed in the above matter be and hereby is hereby GRANTED, and Movant is granted relief from the automatic stay under 11 U.S.C. § 362 with respect to the subject premises located at 1644 Aster Lane, Crescent, PA 15046 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem state court remedies, provided, however, that this Order shall become effective the earlier of February 20, 2020 or the date on which the Trustee files a Report of No Distribution.

BY THE COURT:

FILED  
8/19/19 10:05 am  
CLERK  
U.S. BANKRUPTCY  
COURT - WDPA

  
Jeffery A. Deller  
U.S. Bankruptcy Judge

Consented to by:

/s/ Natalie Lutz Cardiello, Esquire

Natalie Lutz Cardiello Esquire

Chapter 7 Trustee

107 Huron Drive

Carnegie, PA 15106

Phone: 412-276-4043

ncardiello@comcast.net

/s/ James C. Warmbrodt, Esquire

James C. Warmbrodt, Esquire

Attorney for Movant

KML Law Group, P.C.

701 Market Street, Suite 5000

Philadelphia, PA 19106

Phone: 215-627-1322

jwarmbrodt@kmlawgroup.com

Certificate of Notice Page 3 of 3  
United States Bankruptcy Court  
Western District of Pennsylvania

In re:  
Andrew D Ryan  
Quinn Nicole Ryan  
Debtors

Case No. 18-24582-JAD  
Chapter 7

**CERTIFICATE OF NOTICE**

District/off: 0315-2

User: dkam  
Form ID: pdf900

Page 1 of 1  
Total Noticed: 2

Date Rcvd: Aug 19, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 21, 2019.

db +Andrew D Ryan, 1644 Aster Lane, Crescent, PA 15046-3814  
jdb +Quinn Nicole Ryan, 520 Blue Ridge Drive, Corapolis, PA 15108-5502

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Aug 21, 2019

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 19, 2019 at the address(es) listed below:

James Warmbrodt on behalf of Creditor Quicken Loans Inc. bkgroup@kmlawgroup.com  
John C. Brzustowicz on behalf of Debtor Andrew D Ryan bmmlaw@brzmar.com  
John C. Brzustowicz on behalf of Joint Debtor Quinn Nicole Ryan bmmlaw@brzmar.com  
Keri P. Ebeck on behalf of Creditor Duquesne Light Company kebeck@bernsteinlaw.com,  
jbluemle@bernsteinlaw.com  
Natalie Lutz Cardiello ncardiello@comcast.net, ncardiello@ecf.axosfs.com  
Natalie Lutz Cardiello on behalf of Trustee Natalie Lutz Cardiello ncardiello@comcast.net,  
ncardiello@ecf.axosfs.com  
Office of the United States Trustee ustpregion03.pi.ecf@usdoj.gov  
Rebecca Solarz on behalf of Creditor Quicken Loans Inc. bkgroup@kmlawgroup.com  
S. James Wallace on behalf of Creditor Peoples Natural Gas Company LLC sjw@sjwpgh.com,  
srk@sjwpgh.com; PNGbankruptcy@peoples-gas.com

TOTAL: 9